



THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

Mattoon, Illinois



EMERALD ACRES SPORTS CONNECTION

- Opening in 2024, Emerald Acres Sports Connection is a \$100M indoor and outdoor sports complex development on 150 acres that is projected to draw 580,000 visitors and generate \$23.8 million in direct spending and 59,000 hotel room nights on an annual basis. This is a next generation best-in-class youth and amateur sports experience for families and athletes of all ages. It will have a high-quality, program-driven design, including indoor basketball/volleyball courts, outdoor baseball/softball and multipurpose turf fields, family entertainment, medical sector partnerships, food and beverage, and special events, such as concerts, rodeos, and other sports and entertainment experiences.

- Mattoon's central location between several major metropolitan statistical areas (Chicago, Indianapolis, and St. Louis) and numerous micropolitan statistical areas is the basis of the projected draw of the development. Youth sports (a \$45 billion industry) continues to be a reliable, recession-resistant driver of traffic and is forecasted to grow by 10-15% per year over the next 5-7 years (Wintergreen Research).
- This project will be developed and managed by the Sports Facilities Companies Network (Sports Facilities Advisory(SFA), Sports Facilities Development, and Sports Facilities Management(SFM)). The SFA has served more than 2,000 communities and is involved with more than \$10 billion in planned projects. SFM is the youth and amateur sports industry leader in design, development, and facility management. They manage the largest single network of sports tourism venues in the country.

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

- The Shops at Emerald Acres Sports Connection is the retail, restaurant, and hotel component of the 150 AC Emerald Acres development that will benefit from the draw of the sports complex and serve the Mattoon-Charleston Micropolitan Statistical Area, which has a trade area population of 101,319 and currently draws from up to 30 miles in all directions. That draw will expand to at least 200 miles with the opening of Emerald Acres Sports Connection in 2024.
- The site will offer walkable access to retail, restaurant, and hotel amenities for players, families, and coaches, elevating the customer experience and driving repeat visits to the sports complex. Ninety percent of the money in youth travel sports is spent outside of the walls of the venue, and customer analytics confirms that the youth sports tourism audience represents some of the wealthiest lifestyle segments in America today with strong buying power.
- AVAILABLE:** Retail space and outlots for restaurants, hotels, and other retail uses

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

RANDY GOODMAN

randy@goodmanrealestate.com

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

KYLE OGDEN - Cojak Land Services, LLC



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

RANDY GOODMAN

randy@goodmanrealestate.com

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

KYLE OGDEN - Cojak Land Services, LLC

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

Mattoon, Illinois





RKR | REAL ESTATE
& DEVELOPMENT
REDEVELOPING RURAL AMERICA

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

Mattoon, Illinois



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

RANDY GOODMAN

randy@goodmanrealestate.com

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

KYLE OGDEN - Cojak Land Services, LLC

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

RANDY GOODMAN
randy@goodmanrealestate.com

ALEX JUSTICE
alex@goodmanrealestate.com

MAGGIE JONES
maggie@goodmanrealestate.com

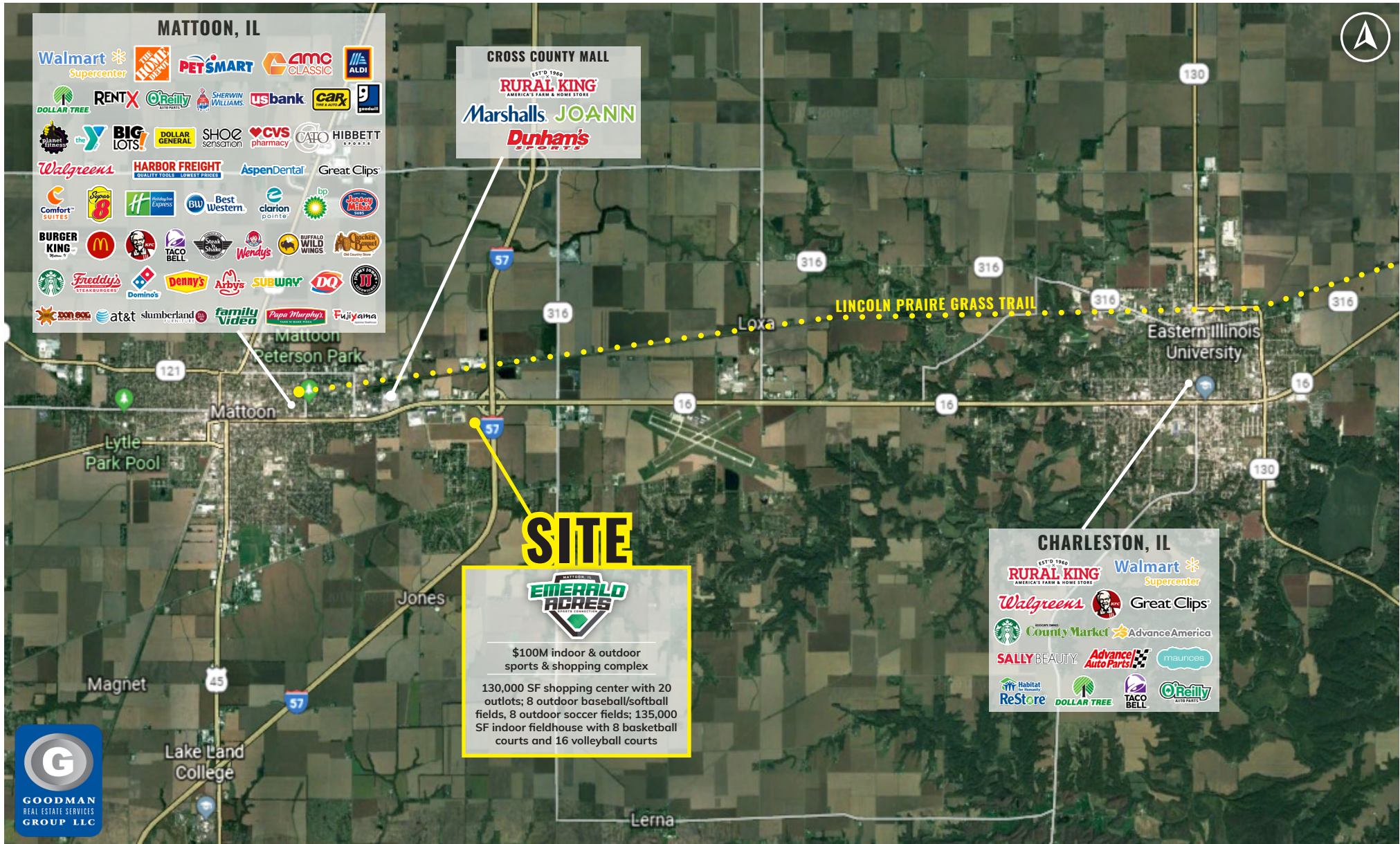
in conjunction with State of Illinois licensed broker

KYLE OGDEN - Cojak Land Services, LLC

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

Mattoon, Illinois

MICROPOLITAN STATISTICAL AREA



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.